

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 22, 2004

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

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ACTION MINUTES FOR INFORMATION
PURPOSES ONLY ON THE OUTCOME
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REPLACED BY COMPREHENSIVE
FINAL MINUTES WHEN COMPLETED

Planning Commission 4/22/2004

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4/27/2004 11:44 AM

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TMP-3530 - LOG CABIN RANCH UNIT 7 - APPLICANT: D.R. HORTON - OWNER: LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 43 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the west side of Durango Drive between Log Cabin Way and Moccasin Road (APN: 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

2. ABEYANCE - TMP-4010 - SOHO LOFTS CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 125 LOT CONDOMINIUM DEVELOPMENT, INCLUDING FIVE RETAIL UNITS on 0.69 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Avenue (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

3. TMP-3904 - DEER SPRINGS/DURANGO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: JAMES R. TUCKER FAMILY TRUST - Request for a Tentative Map FOR A 96 LOT SINGLE FAMILY SUBDIVISION on 9.01 acres adjacent to the southeast corner of Grand Montecito Drive and Deer Springs Way (APN: 125-20-702-001), T-C (Town Center) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

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4. **TMP-4051 - BROOKSBY OFFICE PLAZA - APPLICANT: REDROCK ENGINEERING - OWNER: RAINBOW PROFESSIONAL OFFICE DEVELOPMENT, LIMITED LIABILITY CORPORATION** - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 2.67 acres adjacent to the northeast corner of Cheyenne Avenue and Campbell Road (APN: 138-08-401-010), U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

5. **TMP-4058 - DURANGO/ELKHORN COMMERCIAL CENTER - APPLICANT: DIVERSIFIED INTERESTS - OWNER: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 4.00 acres adjacent to the southwest corner of Elkhorn Road and Durango Drive (APN: 125-20-101-008 and 009), T-C (Town Center) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

6. **TMP-4076 - RIDGE TOP ESTATES - APPLICANT: R L HOMES - OWNER: DARK, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres adjacent to the south side of Alexander Road, approximately 330 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown). – **APPROVED SUBJECT TO AMENDED CONDITIONS – FINAL ACTION**

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD BE REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. **ABEYANCE - MASTER PLAN OF STREETS AND HIGHWAYS AMENDMENT - PUBLIC HEARING – MSH-3850 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways TO EXTEND TULE SPRINGS ROAD SOUTH OF ELKHORN ROAD TO INTERSECT SKY POINTE DRIVE, Ward 6 (Mack). – **TABLED**

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8. **GPA-3833 - CITY OF LAS VEGAS** - Request to amend the Master Plan Recreation Trails Element of the General Plan to revise the design standards for equestrian and multi-use equestrian trails, Ward 4 (Brown) and Ward 6 (Mack). – **ABEYANCE TO 5/27/2004 PLANNING COMMISSION MEETING**
9. **GPA-3933 - CITY OF LAS VEGAS** - Request to amend the Master Plan Transportation Trails Element of the General Plan to add provisions for "connector trails" and to revise trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." Wards: All. – **ABEYANCE TO 5/27/2004 PLANNING COMMISSION MEETING**
10. **ZON-4013 - APPLICANT/OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 2.5 acres located adjacent to the northeast corner of Bath Drive and Michelli Crest Way (APN: 126-24-701-003), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
11. **SDR-4073 - APPLICANT: SUMMIT ENGINEERING CORPORATION - OWNER: JAMES E. AND BEVERLY ROGERS** - Request for a Site Development Plan Review FOR A 30,625 SQUARE FOOT AUTOMOBILE STORAGE GARAGE on 3.31 acres at 1608 Gragson Avenue (APN: 139-26-201-018), C-V (Civic) Zone, Ward 5 (Weekly). – **APPROVED SUBJECT TO AMENDED CONDITIONS – FINAL ACTION**
12. **SDR-4075 - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC.** - Request for a Site Development Plan Review FOR A 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.83 acres adjacent to the northeast corner of Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack). – **APPROVED SUBJECT TO AMENDED CONDITIONS – FINAL ACTION**
13. **RQR-4021 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: JEANNE LEVY FAMILY TRUST** - Required One Year Review of an approved Special Use Permit (U-0107-90) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2921 West Sahara Avenue (APN: 162-08-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). **DENIED – FINAL ACTION**

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14. **SUP-4046 - APPLICANT: GARY AND GINA SHANKS - OWNERS: MACK SMITH, JR. AND BOOKER T. BURNEY** - Request for a Special Use Permit FOR OPEN AIR VENDING at 1000 North Martin L King Boulevard (APN: 139-28-604-006), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**

15. **MSP-4062 – APPLICANT/OWNER: SANTA FE STATION, INC.** - Request for amendments to Master Sign Plans MSP-0008-01 and MSP-2881 FOR SIGNS ON THE MOVIE THEATRE ADDITION TO AN EXISTING HOTEL AND CASINO at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**

16. **SDR-4117 - APPLICANT/OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 120 UNIT RESIDENTIAL DEVELOPMENT WITH APPROXIMATELY 4,000 SQUARE FEET OF RETAIL on 0.68 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Avenue (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

17. **VAC-4011 - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate a U. S. Government Patent Reservations generally located north of Elkhorn Road, west of Campbell Road, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**

18. **VAC-4012 - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate a public sewer and drainage easement generally located west of Decatur Boulevard, north of Tropical Parkway, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**

19. **VAC-4041 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - Request for a Petition to vacate a Bureau of Land Management Right-of-Way Grant generally located east of Cliff Shadows Parkway, south of Gowan Road, Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**

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PUBLIC HEARING ITEMS:

20. **ABEYANCE - ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) AND FOR A WAIVER TO ALLOW A 50 FOOT WIDE LOT WHERE 60 FEET IS THE MINIMUM WIDTH REQUIRED on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), Ward 5 (Weekly). – **ABEYANCE TO 5/13/2004 PLANNING COMMISSION MEETING**
21. **ABEYANCE - SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST** - Request for a Site Development Plan Review TO ADD 1,100 SQUARE FEET IN ADDITION TO CONVERTING AN EXISTING SINGLE FAMILY RESIDENCE INTO AN OFFICE AND WAIVERS OF COMMERCIAL LANDSCAPE REQUIREMENTS on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly). – **ABEYANCE TO 5/13/2004 PLANNING COMMISSION MEETING**
22. **ABEYANCE - VARIANCE - PUBLIC HEARING - VAR-3902 - APPLICANT/OWNER: RICHARD AND JILL BURNS** - Request for a Variance TO ALLOW 25 FOOT FRONT SETBACKS WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW 25 FOOT REAR SETBACKS WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 9.46 acres on the northwest corner of Maggie Avenue and Coke Street (APN: 125-09-501-002), R-E (Residence Estates) Zone, Ward 6 (Mack). – **DENIED – FINAL ACTION**
23. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3898 - APPLICANT/OWNER: LUZ MARIA MEDRANO** - Request for a Site Development Plan Review FOR A SEVEN UNIT MULTI FAMILY DEVELOPMENT AND WAIVERS OF THE 10 FOOT WIDE PERIMETER LANDSCAPE PLANTER on 0.29 acres at 1404 North 23rd Street (APN: 139-26-508-007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly). – **APPROVED SUBJECT TO AMENDED CONDITIONS – 5/19/2004 CITY COUNCIL**
24. **GPA-4042 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 3.88 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), Ward 4 (Brown). – **APPROVED – 5/19/2004 CITY COUNCIL**

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25. **ZON-4043 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
26. **SUP-4045 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE THROUGH TO BE LOCATED ON PROPERTY ADJACENT TO A RESIDENTIAL USE on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office)], Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
27. **SDR-4060 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE THROUGH AND FOR A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED O: (Office)], Ward 4 (Brown). – **APPROVED SUBJECT TO AMENDED CONDITIONS – 5/19/2004 CITY COUNCIL**
28. **GPA-4044 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request to amend a portion of Map 10 of the Centennial Hills Sector Plan TO REALIGN POWERLINE CORRIDORS WITHIN THE CLIFF'S EDGE MASTER PLAN AREA, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
29. **GPA-4063 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request to amend the Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), Ward 6 (Mack). – **MOTION FAILED WHICH IS TANTAMOUNT TO A DENIAL – 5/19/2004 CITY COUNCIL**

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30. **SUP-4065 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), T-C (Town Center) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
31. **SDR-4064 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request for a Site Development Plan Review FOR A 316 UNIT CONDOMINIUM DEVELOPMENT on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), T-C (Town Center) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO AMENDED CONDITIONS – 5/19/2004 CITY COUNCIL**
32. **GPA-4072 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI** - Request to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: O (OFFICE) AND GC (GENERAL COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack). – **ABEYANCE TO 5/13/2004 PLANNING COMMISSION MEETING**
33. **GPA-4078 – APPLICANT/OWNER: QUALITY HOMES** - Request to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.87 acres adjacent to the southeast corner of Rainbow Boulevard and Buckskin Avenue (APN: 138-11-401-001), Ward 6 (Mack). – **DENIED – 5/19/2004 CITY COUNCIL**
34. **ZON-4080 – APPLICANT/OWNER: QUALITY HOMES** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 2.87 acres adjacent to the southeast corner of Rainbow Boulevard and Buckskin Avenue (APN: 138-11-401-001), Ward 6 (Mack). – **DENIED – 5/19/2004 CITY COUNCIL**

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35. **GPA-4079 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH** - Request to amend the Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) AND UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), Ward 6 (Mack). – **ABEYANCE TO 5/13/2004 PLANNING COMMISSION MEETING**
36. **ZON-4084 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: KHUSROW ROOHANI TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: TC (TOWN CENTER) on 10.00 acres adjacent to the north side of Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-015 and 016), Ward 6 (Mack). – **ABEYANCE TO 5/13/2004 PLANNING COMMISSION MEETING**
37. **SDR-4088 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH** - Request for a Site Development Plan Review FOR A 209 LOT SINGLE RESIDENTIAL FAMILY DEVELOPMENT on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack). – **ABEYANCE TO 5/13/2004 PLANNING COMMISSION MEETING**
38. **GPA-4091 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack). – **ABEYANCE TO 5/27/2004 PLANNING COMMISSION MEETING**
39. **ZON-4093 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [D-R (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack). – **ABEYANCE TO 5/27/2004 PLANNING COMMISSION MEETING**

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40. **VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Variance TO ALLOW 34,340 SQUARE FEET OF OPEN SPACE WHERE 63,363 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack). – **ABEYANCE TO 5/27/2004 PLANNING COMMISSION MEETING**
41. **SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Site Development Plan Review FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack). – **ABEYANCE TO 5/27/2004 PLANNING COMMISSION MEETING**
42. **GPA-4100 – APPLICANT/OWNER: PETER CASTELLANO** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), Ward 5 (Weekly). – **ABEYANCE TO 5/27/2004 PLANNING COMMISSION MEETING**
43. **ZON-4101 – APPLICANT/OWNER: PETER CASTELLANO** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), Ward 5 (Weekly). – **ABEYANCE TO 5/27/2004 PLANNING COMMISSION MEETING**
44. **SDR-4102 – APPLICANT/OWNER: PETER CASTELLANO** - Request for a Site Development Plan Review FOR A CONVERSION OF AN EXISTING RESIDENCE TO A LANDSCAPING BUSINESS AND FOR A WAIVER THE LANDSCAPING REQUIREMENTS on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly). – **ABEYANCE TO 5/27/2004 PLANNING COMMISSION MEETING**

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45. **GPA-4110 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), Ward 4 (Brown). – **APPROVED – 5/19/2004 CITY COUNCIL**
46. **ZON-4111 – APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-CL (SINGLE FAMILY COMPACT-LOT) under Resolution of Intent to O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
47. **SUP-4113 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A MINI-WAREHOUSE AND RECREATIONAL VEHICLE AND BOAT STORAGE on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), R-CL (Single Family Compact-Lot) under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
48. **SDR-4112 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A MINI-WAREHOUSE AND RECREATIONAL VEHICLE AND BOAT STORAGE on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), R-CL (Single Family Compact-Lot) under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
49. **ZON-4014 - APPLICANT: AHERN RENTALS - OWNER: NEVADA DEPARTMENT OF TRANSPORTATION** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.7 acres at 1915 West Bonanza Road (APN: 139-28-401-024), Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**

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50. **SDR-4015 - APPLICANT: AHERN RENTALS - OWNER: NEVADA DEPARTMENT OF TRANSPORTATION** - Request for a Site Development Plan Review FOR A PROPOSED AUTO PAINT & BODY REPAIR SHOP AND A WAIVER OF LANDSCAPE STANDARDS on 1.7 acres at 1915 West Bonanza Road (APN: 139-28-401-024), C-2 (General Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
51. **ZON-4059 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) and R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 2.69 acres at 220 North 14th Street (APN: 139-35-212-022, 053 and 054, 139-35-310-057,058, 059, 060, 067, 068, 069, 071 and 072), Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
52. **SDR-4107 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS** - Request for a Site Development Plan Review FOR A CHURCH on 2.69 acres at 220 North 14th Street (APN: 139-35-212-022, 053 and 054, 139-35-310-057,058, 059, 060, 067, 068, 069, 071 and 072), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Weekly). – **APPROVED SUBJECT TO AMENDED CONDITIONS – 5/19/2004 CITY COUNCIL**
53. **ZON-4066 – APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), Ward 6 (Mack). – **APPROVED SUBJECT TO AMENDED CONDITIONS – 5/19/2004 CITY COUNCIL**
54. **SUP-4128 - APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR PRIVATE STREETS on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation [PROPOSED: R-D (Single Family Residential-Restricted)], Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**

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55. VAC-4068 - APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Petition to vacate the south 10 feet of Washburn Road between Maverick Street and Bronco Lane, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
56. ZON-4082 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
57. VAR-4251 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW BUILDING HEIGHTS TO EXCEED THE RESIDENTIAL ADJACENCY STANDARDS on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
58. SDR-4086 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR TWO OFFICE BUILDINGS WITH ATTACHED PARKING GARAGES AND TWO RESTAURANT BUILDINGS WITHIN AN EXISTING OFFICE COMPLEX AND A WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief). — **APPROVED SUBJECT TO AMENDED CONDITIONS 5/19/2004 CITY COUNCIL**
59. SUP-4089 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR adjacent to the northeast corner of Sahara Avenue and Rancho Drive (a portion of APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**

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60. **SUP-4090 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR adjacent to the northeast corner of Sahara Avenue and Rancho Drive (a portion of APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
61. **ZON-4077 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), Ward 1 (Moncrief). – **ABEYANCE TO 5/27/2004 PLANNING COMMISSION MEETING**
62. **SDR-4081 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER** - Request for a Site Development Plan Review FOR A HOME/OFFICE CONVERSION AND WAIVER OF LANDSCAPING REQUIREMENTS on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief). – **ABEYANCE TO 5/27/2004 PLANNING COMMISSION MEETING**
63. **ZON-4083 – APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
64. **SDR-4085 – APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A HOME/OFFICE CONVERSION AND FOR WAIVER OF LANDSCAPING REQUIREMENTS on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**
65. **VAR-4190 - APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 4 PARKING SPACES WHERE 5 PARKING SPACES ARE REQUIRED FOR A PROPOSED OFFICE on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**

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66. SDR-4069 - APPLICANT: NOVAD CONSTRUCTION - OWNER: RCN PROPERTIES, LIMITED LIABILITY COMPANY & ZORITY QUAN, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR TWO MEDICAL OFFICE BUILDINGS AND WAIVER OF LANDSCAPING REQUIREMENTS on 1.49 acres adjacent to the northeast corner of Smoke Ranch Road and Professional Court (APN: 138-15-410-049 and 050), C-PB (Planned Business Park) Zone, Ward 4 (Brown). – **APPROVED SUBJECT TO AMENDED CONDITIONS – 5/19/2004 CITY COUNCIL**

67. SDR-4074 - APPLICANT/OWNER: MICHAEL & BEATRICE KATZ FAMILY TRUST - Request for a Site Development Plan Review FOR A COFFEE SHOP/ COPY CENTER on 0.36 acres at 231 South 3rd Street (APN: 139-34-210-069), C-2 (General Commercial) Zone, Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

68. VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC. - Request for a Petition to vacate Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard, Ward 6 (Mack). – **ABEYANCE TO 5/27/2004 PLANNING COMMISSION MEETING**

DIRECTOR'S BUSINESS:

69. ABEYANCE - DIRECTOR'S BUSINESS - PUBLIC HEARING - DIR-3934 - APPLICANT/OWNER: HOWARD HUGHES CORPORATION - Discussion and possible action to APPROVE A REVISED DEVELOPMENT STANDARDS MANUAL FOR SUMMERLIN, Ward 2 (L.B. McDonald) and Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – 5/19/2004 CITY COUNCIL**

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

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